

DO NOT REMOVE FROM FILE

9. POPULATION/HOUSING -
*Will the project:*Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicabled) *Use substantial amount of fuel or energy?*☐☐☒☐e) *Other:* _____☐☐☐☐

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicablea) *Fire protection?*☐☒☐☐b) *Police protection (e.g., Sheriff, CHP)?*☐☒☐☐c) *Schools?*☐☒☐☐d) *Roads?*☐☐☒☐e) *Solid Wastes?*☐☐☒☐f) *Other public facilities?*☐☒☐☐g) *Other:* _____☐☐☐☐

Setting. The project area is served by the County Sheriff's Department and the Cayucos Fire Department as the primary emergency responders. The Cayucos Fire Department station is located approximately 0.7 miles to the southeast. The project area is also served by CDF fire station (Cayucos Station 11) located approximately 3.5 miles to the southeast. The closest Sheriff substation is in Los Osos, which is approximately 13 miles from the proposed project. The project is located in the Cayucos Elementary School District.

Impact. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will

reduce the impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>h) Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>i) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Birch Avenue (access Drive) and E Street are operating at acceptable levels. Birch Avenue will be the access driveway to all lots, therefore an easement will be required over the adjacent parcel for the benefit of the subject three parcels. A Curb, Gutter and Sidewalk waiver has been approved by Public Works for Birch Avenue. The project also has access from the alley located along the southern boundary. As a result of a court settlement, the alley can be used for utilities only. No significant traffic-related concerns were identified.

Impact. The proposed project is 3 single family residences. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. Birch Avenue will be a dead end street because of the location of Little Cayucos Creek, which could impede fire/emergency access.

Mitigation/Conclusion. The site plan had been reviewed and approved by Cayucos Fire Department. The project has been conditioned for no parking on Birch Avenue and for installation of no parking signs.

**13. WASTEWATER - Will the
project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>c) Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>d) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located within the service area of the Cayucos Sanitary District.

Impact. The project proposes to use a community system (Cayucos Sanitary District) as its means to dispose wastewater. The District has sufficient capacity to serve the project.

Mitigations/Conclusions. Therefore, no special measures are needed and potential impacts are considered less than significant



Stage 1 includes an initial site inspection to delineate the content and extent of surface and subsurface deposits, ultimately mapping the archeological site boundaries vis-à-vis the proposed three Work Areas. Focused investigation will be conducted in Work Area 1 and 2, and additional sampling will be done in Work Area 3 to help focus data recovery effort in that area. Based on the Stage 1 findings, final recommendation on the excavation volumes needed to mitigate site impacts and achieve the objectives of the research design, based on actual volume of site disturbance will be submitted to the County Planning and Building review and approval prior proceeding to Stage 2.

Stage 2 concentrates on data recovery excavation in the Work Area 2 and 3, and recovers statistically valid and appropriate sized samples for data analysis. The bulk of site disturbance is anticipated in the Work Area 2 and 3 during construction of the shared driveway, building pads, and residences. The updated Plan recommended between 3 to 10 cubic meters of excavation within the affected cultural deposits for data recovery. Final volume will be dictated by the results of the Stage 1 investigation, and the mapping of archeological site boundaries and contents in relation to the three Work Areas.

Construction monitoring by an archeological monitor and Native American tribal representative will be required during any ground disturbing activities. Data recovery fieldwork for all three Work Areas is anticipated to be completed concurrently during the initial construction of Work Area 1. Prior to any construction activities, this project is conditioned for a detailed Phase III Mitigation and Monitoring plan, subject to the guidelines in the updated Phase III Archeological Work Plan (Applied Earthworks, 2015) and approval by the County Department of Planning and Building.

COMMUNITY ADVISORY GROUP COMMENTS:

Cayucos Community Advisory Council – Recommended approval on February 4, 2015.

AGENCY REVIEW:

Public Works – Project granted a Curb, Gutter and Sidewalk waiver. The project is within a drainage review area and a drainage plan is required. The project meets the applicability criteria for Stormwater Management and shall comply with applicable requirements. (Frank Honeycutt, Oct 22, 2014)

Cayucos Sanitary District – Project is subject to will-serve letter conditions issued in 2005 and any applicable requirements today. Extension fees required (CSD, April 2015)

Morro Rock Mutual Water Company - Will serve letter issued (June 26, 2014)

Cayucos Fire Department – Project is subject and not limited to, comments/ items listed on letter dated August 29, 2002 and fax dated 9/8/06 (Bill Radke, Fire Chief). No comments (Darrin Carlson, Sept 25, 2014)

California Coastal Commission – Quit Claim Deed required.(Nov 17, 2014)

CAYUCOS FIRE PROTECTION DISTRICT
P.O. BOX 707
201 CAYUCOS DRIVE
CAYUCOS, CA 93430
PH: 805-995-3372 FX: 805-995-0953

Aug. 29, 2002

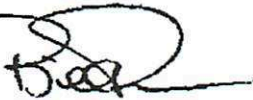
To: Coastal Team
S.L.O. Co. Department of Planning and Building

Subject: Project #D020030P (Anderson/Thomas)

I am enclosing a copy of a preliminary site evaluation I did for this location at the request of one of the bidders. (It was available to other interested parties.) In it I tried to make a case for developing the Birch St. access instead of utilizing the alley, as proposed in this application. The reasons I gave are as follows:

1. Uniform Fire Code and SLO Co Developers Guide require a traffic turn-around at the end of a dead-end street over 150 feet in length. That will be difficult on Birch St. but nearly impossible on the alley.
2. Road width (travel lanes, exclusive of parking) must be 20 feet. That's the entire legal width of the alley. Existing structures (power poles, fences, etc.) already encroach on this minimum width. I don't think this condition can be met without some additional land being dedicated for road improvements. Also, from local experience I can't recommend residential construction without on-street parking.
3. We would expect the access road to be maintained either by the County or by a binding agreement of the property owners, administered by the county. I question whether the existing alley neighbors will be interested in joining into such an agreement.
4. I mentioned a problem with assigning street address in an alley but I suppose the alley would be given a name ("Poquito Place"?) and numbers assigned.

As you may gather, I think the access should be Birch St. improvements, not the alley. If the alley is accepted, it will need to be 20 feet wide, posted "No Parking", and be designed and maintained to support the imposed loads of 20 tons at 25 mph, and shall be provided with a surface so as to provide all-weather driving capabilities and maintain 90% compaction. Further, a turn-around must be provided near the end which must also meet the above requirements.



Bill Radke, Fire Chief

8/1/04 Talked w/ Bill Radke - turn around as shown on plans OK. Condition for approval of fire prior to issuance

201 CAYUCOS DRIVE
CAYUCOS, CA 93439

Phone 805-995-3372
Fax 805-995-0953

**CAYUCOS FIRE
PROTECTION
DISTRICT**

Fax

To: MARSHA LEE (SLO CO. PLANNING) From: BILL RADKE

Fax: 781-1242 Pages: 2

Phone: 788-2008 Date: 9/8/2006

Re: BIRCH ST IMPROVEMENTS CC:

M&R INVESTMENTS

For Review

Marsha,

Attached is a copy of a fax sent to John Mac Donald on 7-12-04 sharing our concerns for the development of the Birch St. extension for the proposed construction of 3 single family dwellings.. Those concerns are still valid and consistent with our current requirement. John Mac Donald provided us a site plan dated 08-23-06 that appears to address the road width/turn-around issues. We would like to see the "Fire Lane" posting and the recorded CC&R included as conditions of development permit.

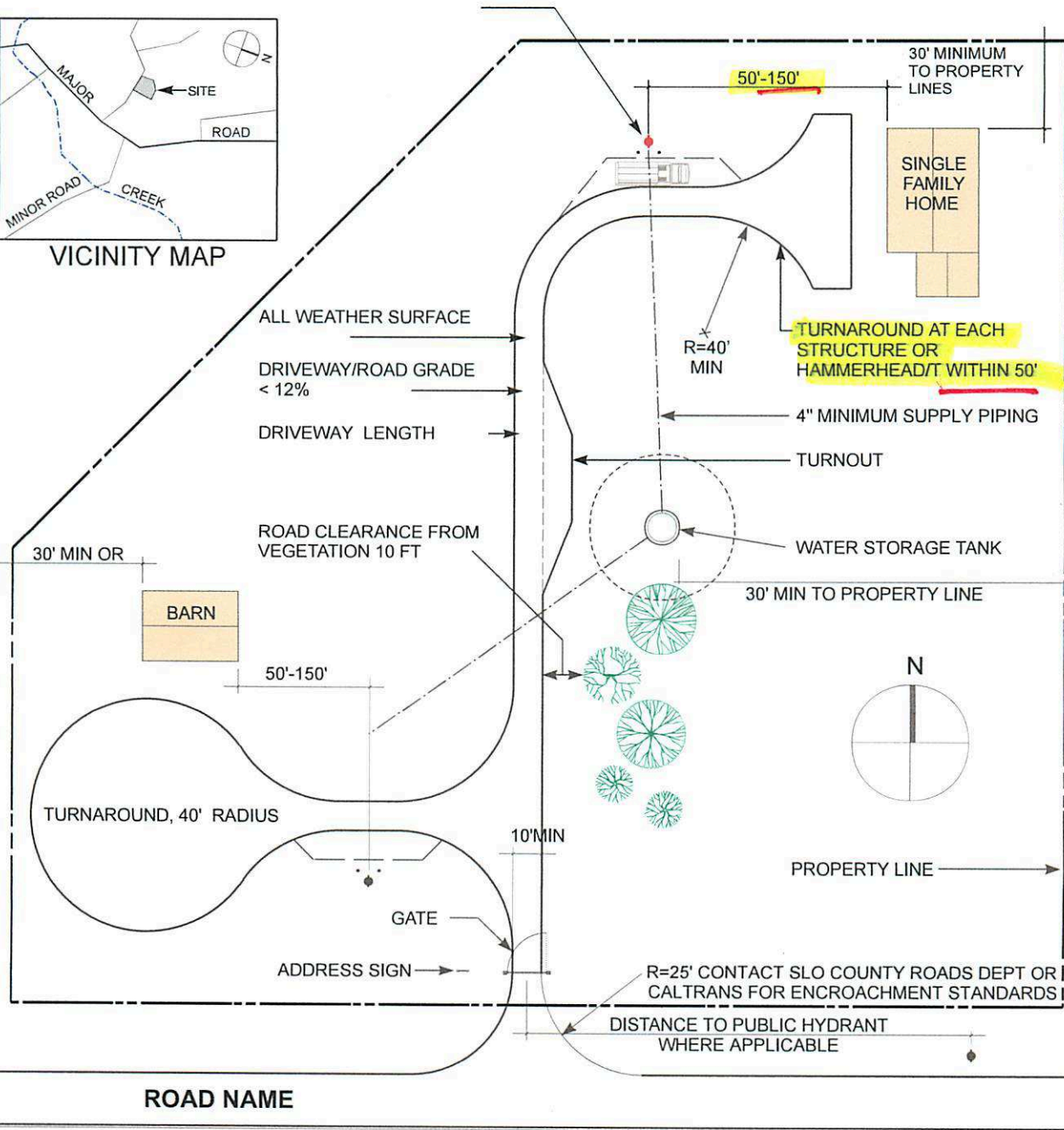
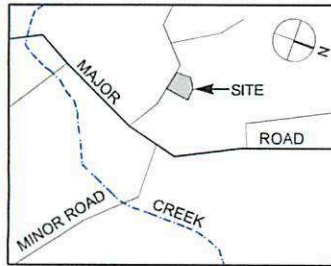
Let me know if you need any additional information.



Bill Radke, Fire Chief

Project name
Project Address, City
Applicant Name
Applicant Phone
Permit #

Residential Fire Connection see exhibit #3



SAMPLE SITE PLAN

CAL FIRE/SLO COUNTY FIRE DEPARTMENT FIRE PREVENTION

635 N. Santa Rosa Avenue
San Luis Obispo, California 93405
Telephone (805) 543-4244 Fax (805) 543-4248

FIRE SAFE EXHIBIT

1" = 50'

SCALE

August 2011

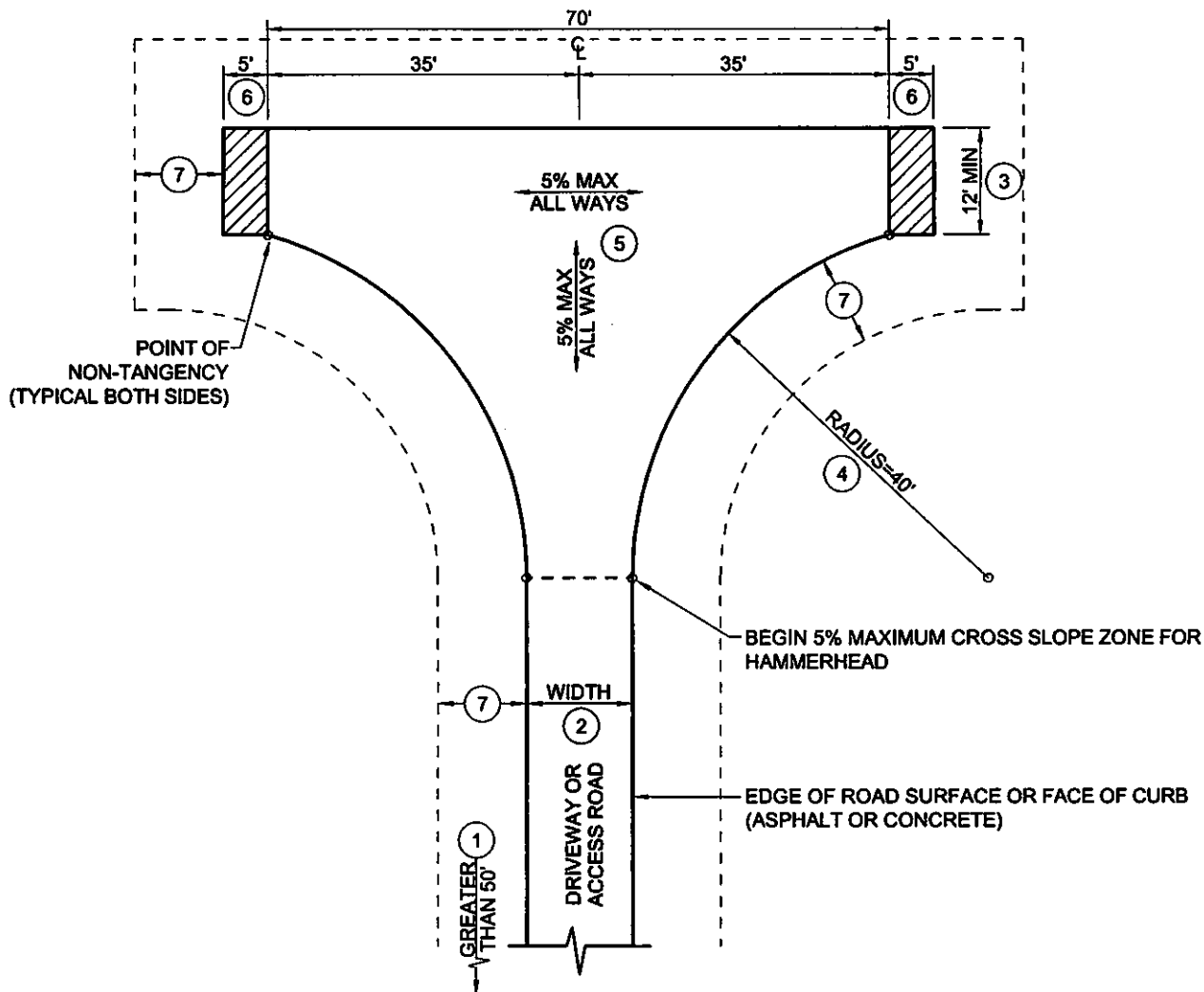
1

EXHIBIT NO.

Revisions

Description	Approved	Date	Description	Approved	Date

COMMERCIAL USE: HAMMERHEADS SHALL NOT BE USED FOR COMMERCIAL PROJECTS



NOTES:

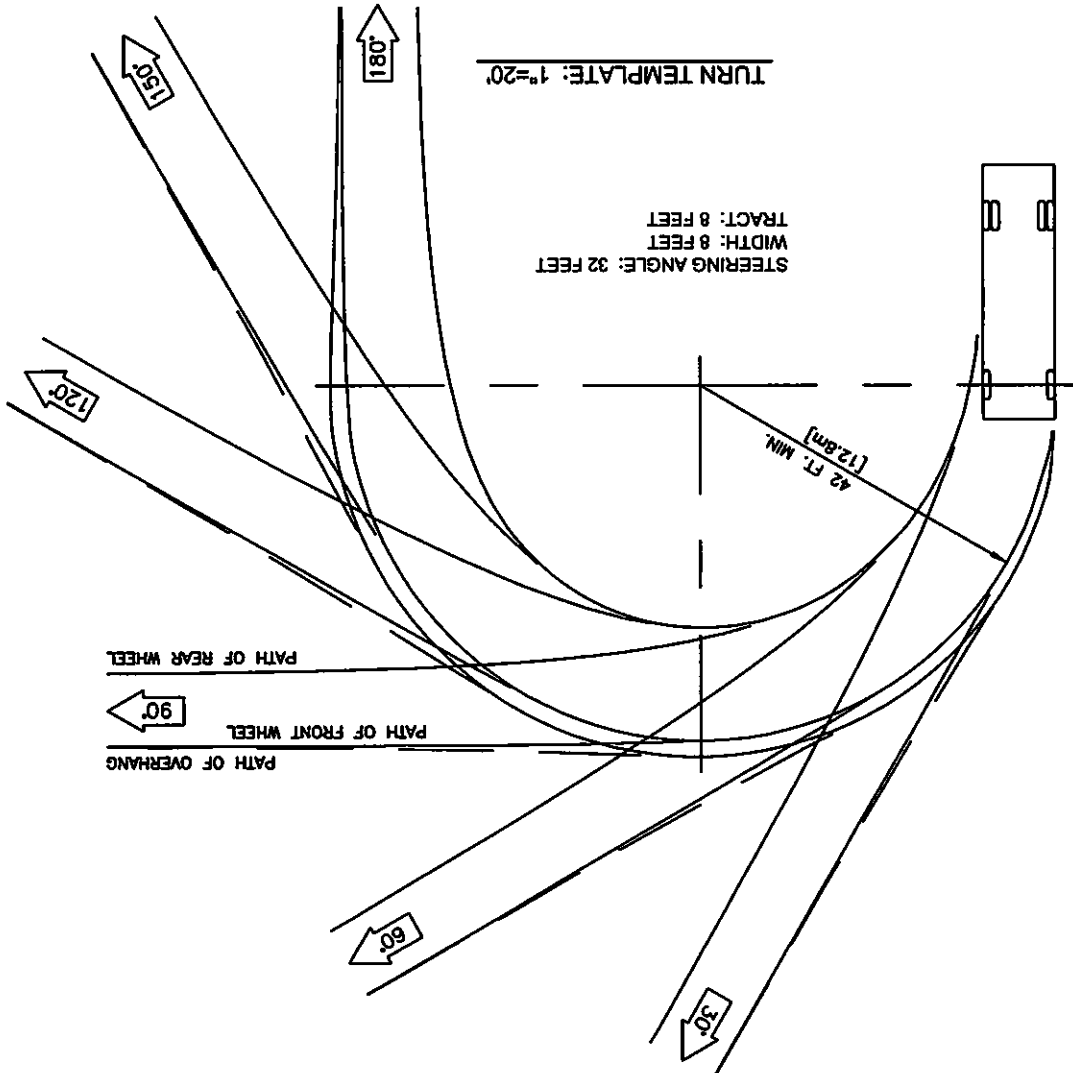
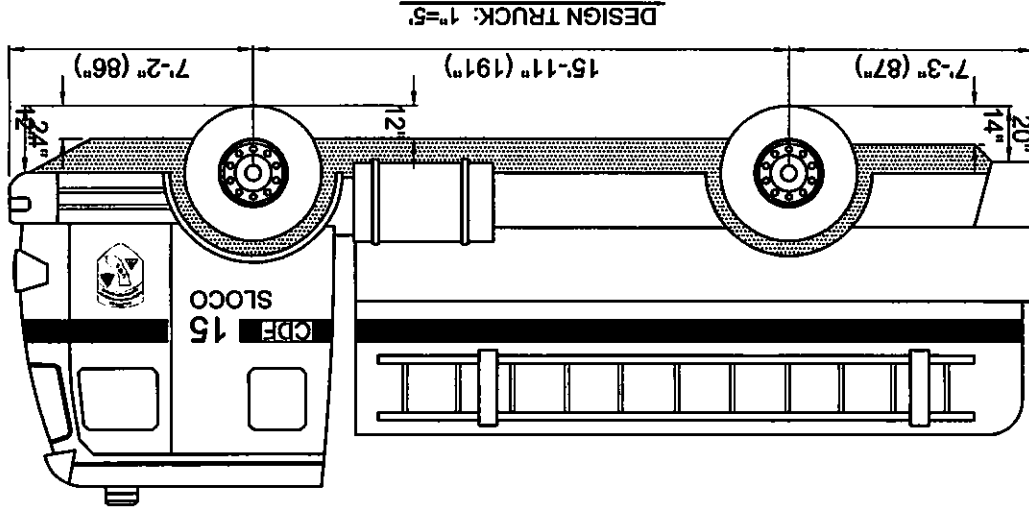
- TURNAROUNDS SHALL BE REQUIRED WHEN DRIVEWAYS OR ACCESS ROADS EXCEED 50-FEET IN LENGTH OR AS REQUIRED BY THE DEPARTMENT.
- WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE PER DEPARTMENT REQUIREMENTS.
- WIDTH SHALL BE WIDTH OF DRIVEWAY OR ACCESS ROAD BUT 12-FEET MINIMUM IS REQUIRED.
- ALL RADII SHALL BE MEASURED TO THE EDGE OF DRIVING SURFACE OR FACE OF ASPHALT DIKE OR CONCRETE CURB.
- MAXIMUM CROSS SLOPE THROUGHOUT THE TURNOUT SHALL NOT EXCEED 5% IN ANY DIRECTION.
- OPTIONAL: VEHICLE OVERHANG LIMITS, DRIVING SURFACE IN THIS AREA IS NOT REQUIRED HOWEVER SURFACE SHALL BE CLEAR OF OBSTRUCTIONS AND HAVE A LEVEL SURFACE.
- VEGETATION CLEARANCE REQUIREMENTS PER FSS EXHIBIT No. 6.0 SHALL APPLY.



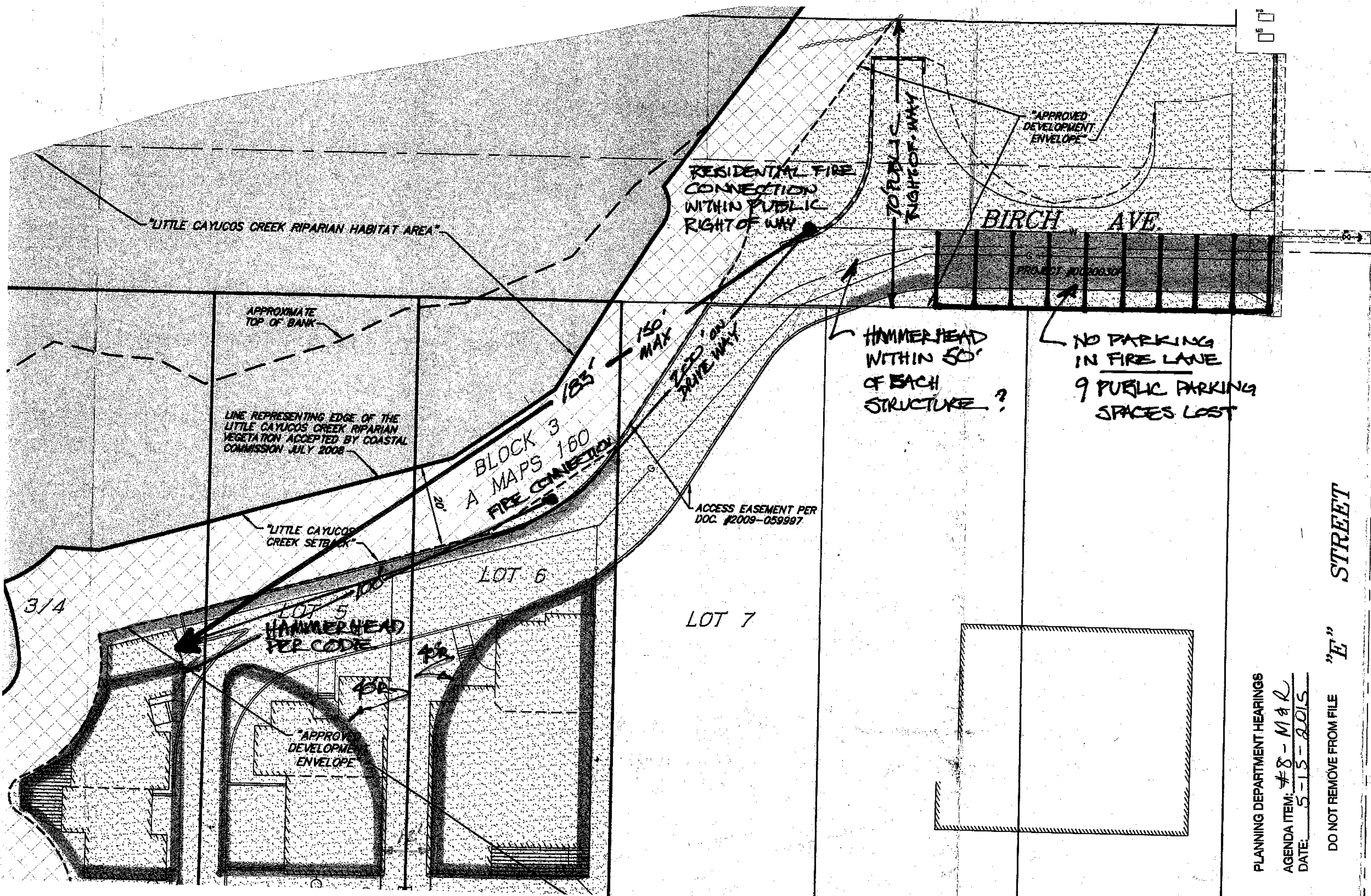
SAN LUIS OBISPO COUNTY FIRE DEPARTMENT
PRIVATE DRIVEWAY & ACCESS ROAD
TURNAROUND-HAMMERHEAD

Scale: 1"=20'
Adopted: AUG 2014
Fire Safe Drawing No: FS-4.1
Sheet No: 2 OF 3

SAN LUIS OBISPO COUNTY FIRE DEPARTMENT FIRE TRUCK DESIGN TEMPLATE



Revisions		Description	
Date	Approved	Date	Approved



PLANNING DEPARTMENT HEARINGS

AGENDA ITEM: #8 - MAR

DATE: 5-13-2015

DO NOT REMOVE FROM FILE

"E"

STREET

**BLOCK 4
A MAPS 160
LOT 18**

